

Vision North San Jose

■ ***Proposed Update to the North San Jose Area Development Policy***

Key Elements

- 26.7 Million Square Feet of new Industrial Office Development
- 1.7 Million Square Feet of new Commercial/Retail Space
- 32,000 new Residential Units
- \$519 Million in Transportation Improvements
- Phasing Program

■ ***Proposed Corresponding Amendments to the City of San Jose General Plan***



Existing North First Street Environment



Future North First Street Environment

Purpose



Existing North First Street Environment



Future North First Street Environment

- ***Promote Economic Activity***
 - *Add Development Capacity for up to 83,000 New Jobs*
 - *Increase Flexibility & Allow Variety of Building Types*
 - *Concentrate Development along LRT Line and near Airport*
- ***Promote Livability***
 - *Integrate Retail Uses*
 - *Provide Housing within Proximity of Jobs*
- ***Promote Long-term Vitality***
 - *Build Transportation Improvements Financed by Development*
 - *Promote Pedestrian Activity and Transit Use*

Industrial Development



■ ***Development Incentives***

- ***20 Million Square Feet of New Development Capacity***
- ***More Flexible Allocation for Existing Capacity of 6.7 Million Square Feet***
- ***Environmental Clearance through Program Environmental Impact Report (EIR)***

■ ***Create Premier Silicon Valley Corporate Center***

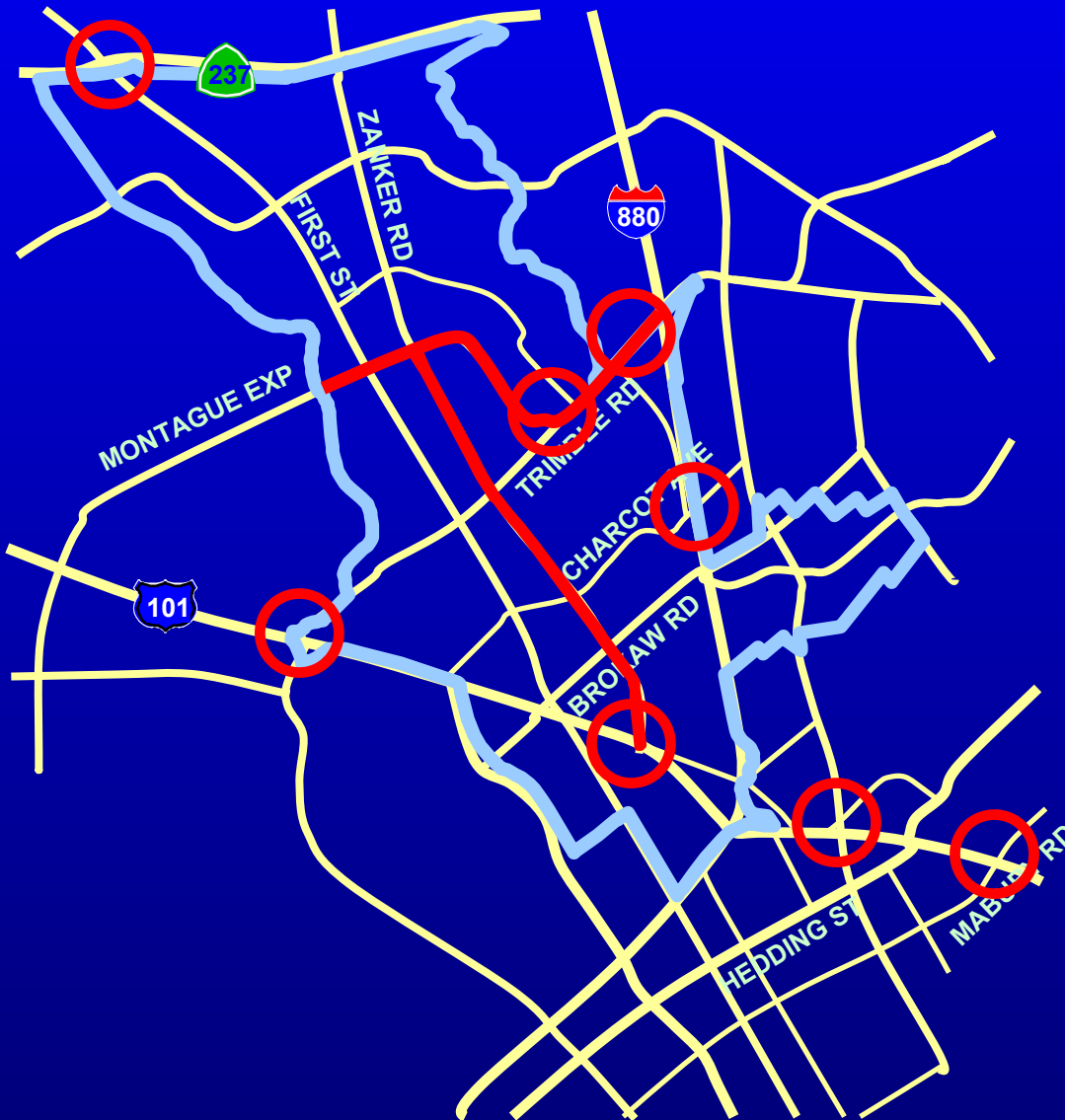
- ***Concentrate 16 Million Square Feet within Core Area (1.2 FAR)***
- ***Allow Mixed-Use with Retail, Residential and Other Commercial***
- ***Building Heights up to 250 Feet***
- ***Provide Pedestrian and Transit Amenities***

Residential Development



- ***Existing Residential Areas***
 - 8,000 Units
- ***New Residential Overlay Areas***
 - 400-Acre Area for Potential Residential and Supporting Uses
 - 55 DU/AC Minimum Net Density
- ***Mixed-Use Industrial Core Area***
- ***7 New Parkland Overlays***

Transportation Improvements



■ 1st Phase Major Improvements

- Widen Montague
- 101 / Trimble
- Montague – Trimble Flyover
- Oakland / 101

■ Other Improvements

- Phase 2-4 Major Improvements
- Transit/Bicycle/Pedestrian Facility Improvements
- Downtown Couplet Conversions
- Grid System
- 15 NSJ Intersections
- 9 CSJ Intersections

■ Traffic Impact Fee

- Industrial: \$10.44 / SQ. FT.
- Single-Family: \$6,994 / Unit
- Multi-Family: \$5,596 / Unit
- Commercial: No Fee

Implementation Actions

- ***Create Policy Incentives for Use of Sustainable/Green Architecture***
- ***Update North San Jose Area Flooding Policy***
- ***Develop Plan/Policy for Expansion of the Recycled Water Pipeline System***
- ***Coordinate with the Water District on Water Supply Issues***
- ***Act on Privately Initiated Zonings***
- ***Conduct Additional Outreach and Prepare Public Information Documents***

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- ***Corresponding Proposed Amendments to the City of San Jose General Plan***



***City Council Hearing
June 21, 2005***

Development Phasing / Implementation

■ ***Phase 1***

- *Up to 7 Million sq. ft. of Industrial*
- *Up to 8,000 Residential Units*

- *US 101 / Trimble*
- *Montague Widening*
- *First Street / Montague*
- *First Street / Charcot*
- *First Street / Metro*
- *First Street / Trimble*

- *Montague / Trimble*
- *Old Oakland / Montague*
- *Trade Zone / Montague*
- *Brokaw / Bering*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 2***

- *7 to 14 Million sq. ft. of Industrial*
- *8,000 to 16,000 Residential Units*

- *Charcot Overcrossing*
- *Zanker Widening*
- *Zanker / Montague*

- *Zanker / Trimble*
- *Zanker / Brokaw*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 3***

- *14 to 21 Million sq. ft. of Industrial*
- *12,000 to 24,000 Residential Units*

- *First Street / 237*
- *Zanker / Tasman*
- *Zanker / Charcot*

- *Junction / Charcot*
- *McCarthy / Montague*
- *Transit/Bicycle/Pedestrian*

■ ***Phase 4***

- *21 to 26.7 Million sq. ft. of Industrial*
- *16,000 to 32,000 Residential Units*

- *Zanker / Skyport Connection*
- *Mabury Interchange*

- *Transit/Bicycle/Pedestrian*

Contextual Issues

- ***2030 Projected Population and Economic Growth (ABAG)***
 - *355,000 New CSJ Residents; 520,000 New Residents in County*
 - *240,000 New CSJ Jobs; 440,000 New Jobs in County*
- ***“Smart Growth” Planning***
 - *Growth in County Results in Comparable Traffic Levels Citywide*
 - *“No Project” Alternative Generates Through-Trips vs. Trips with Endpoint within San Jose*
 - *Project Focuses Growth in an Area with Existing Infrastructure, Including Transit*
 - *Growth in NSJ Results in Benefits for the City*
 - *Quality of Life – Elements beyond LOS*
- ***Economic/Fiscal Impacts***
 - *Remove Constraints upon Companies Seeking to Expand in NSJ*
 - *Benefit from Economic Growth*
 - *Jobs/Housing Balance (Benefit/Cost of Adding Housing)*

Contextual Issues

■ Association of Bay Area Governments (ABAG) Projections

- Regional Forecasting Statistical Model
- Based upon US Census, California Employment (EDD), California Tax Franchise Board and Other Data Sources

ABAG Projections (Year)	Projected		Actual		Accuracy	
	1990	2000	1990	2000	1990	2000
Jobs (1990)	300,020	400,660	329,090	432,480	-9.7%	-7.9%
Residents (1990)	423,400	487,900	426,816	470,027	-0.8%	3.7%
Jobs (2000)		410,990		432,480		-5.2%
Residents (2000)		493,600		470,027		4.8%